

114.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

764,700 / 764,700

USE VALUE:

764,700 / 764,700

ASSESSED:

764,700 / 764,700


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 62 | | AERIAL ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------|--|
| Owner 1: SCHWARTZ BARBARA E | |
| Owner 2: BENNETT BRAD A | |
| Owner 3: | |

Street 1: 62 AERIAL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BENNETT BRAD A -

Owner 2: SCHWARTZ BARBARA E -

Street 1: 62 AERIAL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474-1456

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4500 | | Sq. Ft. | Site | | 0 | 70. | 1.23 | 5 | | | | | | | | | 388,499 | | | | | | 388,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|-----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | 4500.000 | | 376,200 | | | | 388,500 | | 764,700 | | | | | | | |
| Total Card | | | | | | | 0.103 | | 376,200 | | | | 388,500 | | 764,700 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | 0.103 | | 376,200 | | | | 388,500 | | 764,700 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | Total Value per SQ unit /Card: | | 479.14 | | /Parcel: 479.14 | | | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 376,200 | 0 | 4,500. | 388,500 | 764,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 365,600 | 0 | 4,500. | 388,500 | 754,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 365,700 | 0 | 4,500. | 388,500 | 754,200 | 754,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 274,800 | 0 | 4,500. | 394,100 | 668,900 | 668,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 274,800 | 0 | 4,500. | 294,100 | 568,900 | 568,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 274,800 | 0 | 4,500. | 266,400 | 541,200 | 541,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 274,800 | 0 | 4,500. | 255,300 | 530,100 | 530,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 260,200 | 0 | 4,500. | 216,500 | 476,700 | 476,700 | Year End Roll | 12/11/2014 |

Parcel ID

114.0-0006-0003.0

!8877!

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| BENNETT DOUGLAS | 30281-324 | | 6/11/1999 | | 278,000 | No | No | | |
| CONRADI EILEEN | 23584-448 | | 8/27/1993 | | 166,000 | No | No | Y | |

PAT ACCT.

8877

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|-----------|
| 9/10/2018 | 1300 | Wood Dec | 7,100 | C | | | | replace exist deck | 10/23/2018 | Inspected | CC | Chris C |
| 6/21/2013 | 915 | Re-Roof | 6,200 | | | | | | 9/26/2018 | MEAS&NOTICE | BS | Barbara S |
| 8/31/2006 | 736 | Redo Kit | 32,616 | | | G8 | GR FY08 | | 5/1/2014 | External Ins | PC | PHIL C |
| 4/2/2001 | 180 | Wood Dec | 4,900 | C | | | | REBUILD REAR DECK | 7/10/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/30/1995 | 183 | | 30,000 | | | | | 36FT DORMER | 12/17/2008 | Meas/Inspect | 372 | PATRIOT |
| | | | | | | | | | 4/1/2000 | Inspected | 197 | PATRIOT |
| | | | | | | | | | 2/10/2000 | Measured | 197 | PATRIOT |
| | | | | | | | | | 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------|-------------------|-----|------------------------------------|--------------|-------------------------|--------------|-----------------|------------|--------|-----|-------------------------|---|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: | 15 - Old Style | | | Full Bath: | 2 | Rating: Good | | | | | | | | | | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | | A Bath: | | Rating: | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: 1 | | 3/4 Bath: | | Rating: | | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | | A 3QBth: | | Rating: | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | | Rating: | | | | | | | | | | | |
| Prime Wall: | 1 - Wood Shingle | | | A HBth: | | Rating: | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: Good | | | | | | | | | | | |
| Color: | WHITE | | | A Kits: | | Rating: | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | 1 | Rating: Good | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: | 1930 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: | | Fact: . | | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | REMODELING | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | GV - Good-VG | 10. % | | | | | | Exterior: | No Unit | RMS | BRS | FL | |
| Prim Int Wal | 2 - Plaster | | | Functional: | | % | | | | | | Interior: | 1 | 6 | 3 | | |
| Sec Int Wall: | | % | | Economic: | | % | | | | | | Additions: | | | | | |
| Partition: | T - Typical | | | Special: | | % | | | | | | Kitchen: | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | % | | | | | | Baths: | | | | | |
| Sec Floors: | 4 - Carpet | 30 % | | Total: | 10.8 % | | | | | | | Plumbing: | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | | | | | Electric: | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 135.00 | | | | | | | Heating: | | | | | |
| Bsmnt Gar: | 1 | | | Size Adj.: | 1.30789471 | | | | | | | General: | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.97709113 | | | | | | | COMPARABLE SALES | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 172.521 | | | | | | | Rate | Parcel ID | Typ | Date | Sale Price | |
| Int vs Ext: | S | | | Other Features: | 94250 | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Grade Factor: | 1.00 | | | | | | | | | | | | |
| Heat Type: | 5 - Steam | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | LUC Factor: | 1.00 | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: NO | | Adj Total: | 421782 | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciation: | 45552 | | | | | | | | | | | | |
| | | | | Deprecated Total: | 376230 | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val | | | | | IMAGE | | | | |
| Make: | | | | Juris. Factor: | | | Before Depr: | 172.52 | | | | |  | | | | |
| Model: | | | | Special Features: | 0 | | Val/Su Net: | 135.81 | | | | | | | | | |
| Serial #: | | | | Final Total: | 376200 | | Val/Su SzAd | 235.71 | | | | | | | | | |
| Year: | | | | PARCEL ID 114.0-0006-0003.0 | | | | | | | | | | | | | |
| Color: | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | |